

DRAFT CHAPTER 10: THE LAND USE PLAN

Overview

The purpose of the Land Use Plan is to serve as a guide for zoning, land use and development-related decisions and does not rezone property or carry regulatory standing. This chapter includes recommendations for the location and density of growth, and general design characteristics for new development. The recommended future land use pattern is closely tied to other components of the Plan such as utilities, public facilities, transportation, economic development and revitalization, as each play an integral part in shaping the county.

Desired Outcomes

- **Balanced and Harmonious Land Use Pattern**
- **A Range of Housing, Employment, Services, and Lifestyle Choices**
- **Land Development Guidance**
- **Thriving Urban, Suburban and Rural Communities**
- **Coordination with Public Infrastructure Provision**
- **Mixed Use Centers as Community Focal Areas**



Buildout Analysis

The 437 square miles of land is arguably the county's most precious resource. How this land is used or preserved will shape the county for future generations. Buildout of the Comprehensive Plan is a theoretical exercise meant for general information purposes in guiding development to an ultimate end state given known factors today. The buildout figures below do not take into account specific property constraints or limitations.

If all land developed per its current zoning and Comprehensive Plan designation, the county would reach a population of 615,000 persons in 246,000 housing units. This represents an increase of 81 percent over 2017. If residential construction occurred at 1,500 units per year, this buildout would be reached in approximately 75 years (by 2092). This figure does not account for potential redevelopment, and assumes rural development in the Rural Residential/Agricultural area.



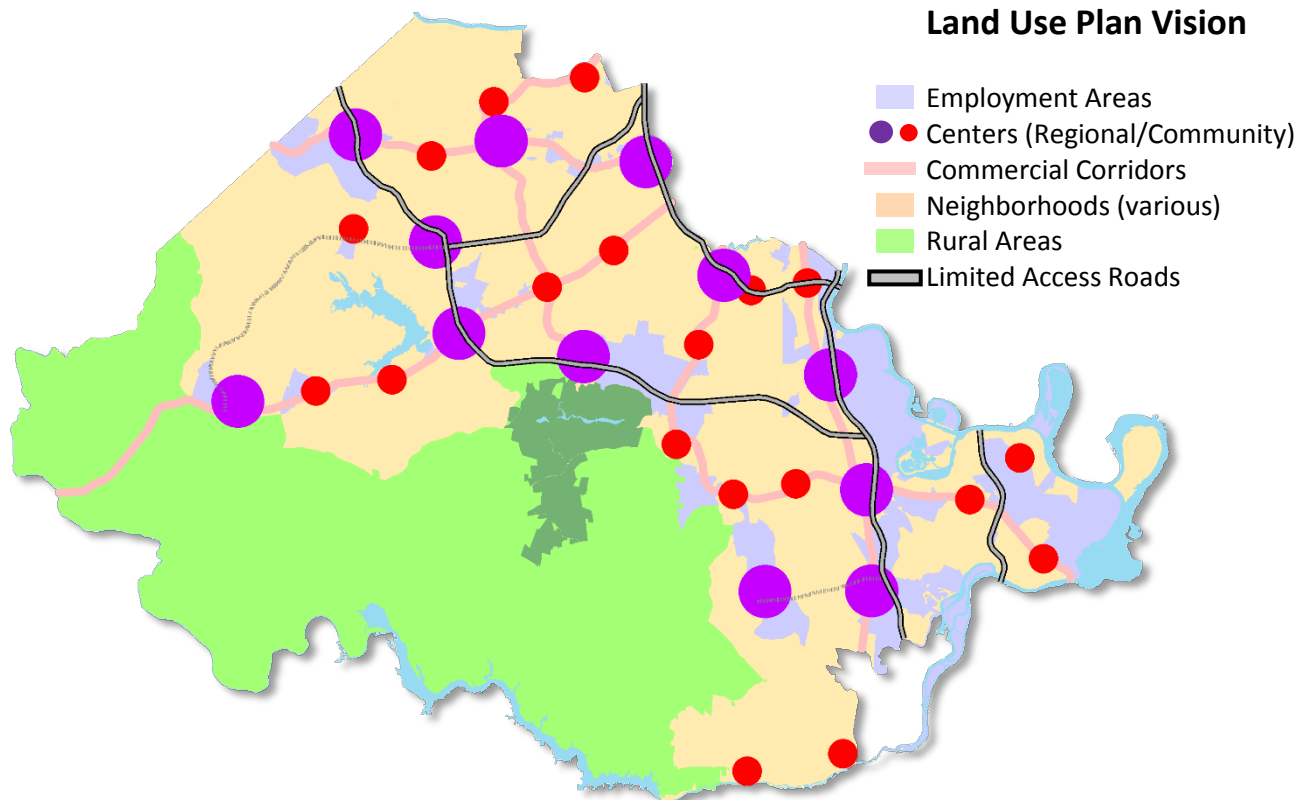
On the non-residential side, buildout is projected to provide 62 million square feet of commercial space (130% increase over 2017), 55 million square feet of office space (411% increase over 2017), and 112 million square feet of industrial space (227% increase over 2017). These uses would accommodate approximately 419,000 jobs and make the county a net importer of workers. Non-residential buildout would be reached in 200 years at current development levels.

Buildout figures are important only in that they provide perspective as to where and how the county is projected to grow if the Comprehensive Plan is followed. These figures can be used to compare this growth scenario versus other scenarios in order to better understand land use direction and potential impacts.

DRAFT CHAPTER 10: THE LAND USE PLAN

Land Development Vision

The Land Use Plan chapter provides a development vision as to how the county will utilize its land resources. The Plan envisions a community of lifestyle choices, from desirable, well-designed neighborhoods to high-density and intensity mixed use centers at strategic locations such as major intersections, to quiet rural communities. Mixed use centers are built around unique and attractive social gathering spaces that are utilized by residents, businesses and visitors alike. The Plan seeks to protect rural areas for the benefit of future generations, to be areas known for their beauty and productivity and to be fiscally responsible regarding infrastructure provision. The Plan seeks to protect and promote employment center areas to provide a better balance between homes and jobs. Housing variety is encouraged in well-designed communities that instill pride in their residents and support needs of area businesses. Land uses are connected to each other in a convenient, safe and accessible manner that meets the mobility needs of the community. Some areas of the county are left in their natural state for the protection of the environment and the enjoyment of residents and visitors. The Plan supports reinvestment in older communities so that all are attractive, viable and thriving places for current and future citizens.



DRAFT CHAPTER 10: THE LAND USE PLAN

Major Corridors

The county's major roadway corridors are the front doors to its residential communities. They also contain the majority of the county's businesses and services. Development along these corridors should be high quality, connected to adjacent uses and pedestrian-friendly. Corridor speeds should also reflect the desired land uses they contain, as lower speeds generally better support retail areas. Thus, speeds in retail, mixed use and village areas along corridors should be lowered to better serve local businesses and accommodate pedestrians. The county should work with the Virginia Department of Transportation (VDOT) to identify appropriate and desired speed levels. In addition, parallel roadways should be developed along major corridors such as Route 60, 360, 10 and 1 to relieve congestion and enhance connectivity between uses. Furthermore, revitalization and redevelopment efforts, programs and incentives should be encouraged along older commercial corridors to attract new investment.



The Land Use Plan & Zoning

The Plan primarily serves as a guide to the rezoning of land. New development proposals should meet the spirit and intent of the Comprehensive Plan, including the Land Use Plan. Throughout the county, existing zoning may be in direct conflict with the envisioned land use pattern. In these areas, rezoning incentives should be encouraged to bring them into closer alignment with the Plan. In other instances, a development proposal may align with the Plan's land use recommendations, but the timing of development may be such that it is ahead of the county's ability to serve it with appropriate infrastructure. Such instances would work against the Plan's goal of promoting an orderly development pattern and would have fiscal impacts on the county. In certain instances, a development proposal may not exactly fit the land use recommendations of this Plan. When this occurs, the proposal should be looked at in light of the entirety of the Plan to see if the proposal meets the spirit and intent of the overall Plan.

The Zoning Ordinance controls the legal right to develop property. Where possible, the Zoning Ordinance should be updated to reflect the vision of the Plan, including new zoning classifications and changes to existing classifications to offer better guidance and direction to property owners. The zoning process should consider the requirements of the ordinance and the direction of the Plan when analyzing rezoning requests.

DRAFT CHAPTER 10: THE LAND USE PLAN

Major considerations used in the development of the Land Use Plan Map and Categories include the following:

- ❖ Existing land use patterns
- ❖ Topography and other physical characteristics
- ❖ Existing residential neighborhood densities and lot sizes
- ❖ Ability to provide public water and wastewater in an orderly manner
- ❖ Existing and future transportation facilities
- ❖ Orderly expansion of other public infrastructure and facilities
- ❖ Protecting current and future county airport operations
- ❖ Providing a range of housing, employment and commercial uses
- ❖ Developing activity centers that provide distinct community identities
- ❖ Supporting publicly accessible waterfront development opportunities.

While the boundaries between land uses shown on the Land Use Plan Map are precisely delineated, these boundaries are somewhat flexible when evaluating individual development proposals. Adjustment to these boundaries may be considered during evaluation of specific development proposals. Adjustments should be based upon specific site conditions; opportunities for better land use transitions and site design by expanding the exact boundaries of the land use category designation; and existing and future area land uses.

The Land Use Plan chapter is comprised of two major components:

- General Land Use Guidelines providing direction for the evaluation of development proposals. These guidelines should apply to all land uses on a countywide basis regardless of development type.
- Land Use Plan Map Categories and the Land Use Plan Map providing more specific direction for the evaluation of specific proposals.



Rendering courtesy of City of McKinney, TX

General Land Use Guidelines

The following General Land Use Guidelines should be used when addressing specific development and land use issues:

- **Public Infrastructure.** Coordinate development proposals with the orderly extension and provision of adequate public facilities and infrastructure.
- **Economic Development Areas.** Protect areas designated for employment-generating uses and commercial services from encroachment of residential uses, except in mixed use developments. Encourage development phasing of sites concurrent with the development of adequate roads and other infrastructure necessary to support the recommended intensity and density of development.
- **Land Use Regulation Streamlining.** Promote land use regulations that are easy to understand and implement by incorporating illustrations, charts and graphics. Align the Zoning Ordinance with the spirit and intent of the Comprehensive Plan.
- **Innovative Development.** Give consideration to unique and innovative development proposals that may not conform to a literal interpretation of the Plan, if the benefits and merits are consistent with the intent of the Plan to achieve a well-designed, integrated and high quality community served by adequate public facilities and infrastructure.
- **Compatibility and Transition.** Include land use transitions, site design and buffering in development proposals located outside of mixed use areas to reduce the impacts between incompatible land uses.
- **Development Integration.** Encourage new development designs to accommodate pedestrian and vehicular interconnectivity with similar existing and future developments, provided that existing developments are not adversely impacted.
- **Quality Design Standards.** Encourage new development to incorporate quality design standards for architecture, landscaping and pedestrian ways that create unique and viable places and enhance the community.
- **Existing Zoning Not In Conformance with the Plan.** Provide flexibility in consideration of zoning amendments when such amendments would bring the zoning and development closer into alignment with the Plan.
- **Land Aggregation/Master Planning.** Encourage land aggregation and/or master planning in instances where development of an individual parcel is constrained due to its size or shape. This should be considered where necessary to conform to land use regulations, achieve land use compatibility or transition or provide adequate transportation improvements.
- **Open Space.** Where open space is provided to compensate for reduced lot sizes or accommodate increased intensity, encourage the long-term preservation and usability of such areas. Use open space and 'green' areas as an option to connect uses.
- **Historic Preservation.** Encourage the preservation of historic sites and structures through their adaptive reuse. Support uses other than those identified on the Land Use Plan Map, provided the uses can be designed and operated to minimize the impact on existing and anticipated area development, and the site or structure is designated as a county historic landmark.

- **Rural Residential/Agricultural and Residential Agricultural Areas.** Promote agricultural related activities in these areas by considering the following:
 - Uses that support agricultural activities, such as farmer's markets and agricultural tourism.
 - Commercial uses for a limited time period with minimal site improvements, provided the uses can be designed and operated to minimize the impact on existing and anticipated area development.
 - Incentives that encourage continued agricultural, forestry and other land conservation activities.
- **Tractor Trailer Service Stations.** Limit the provision of these facilities to areas recommended on the Land Use Plan Map for Industrial, and allow only if impacts on surrounding development are mitigated and the use is in proximity to a limited access interchange.
- **Timing of Development.** New development should not exceed the capacity of infrastructure necessary to support it. Supporting infrastructure such as roads and public facilities should be provided with new development or development should be delayed until such time as necessary infrastructure is provided or programmed.
- **Placemaking.** Support the incorporation of deliberately designed, flexible social spaces with a variety of activities as a part of new developments and redevelopment proposals. Such spaces could include art sculptures, fountains, plazas, and greens along with supporting shops, entertainment, restaurant and housing uses in a pedestrian-friendly setting. Encourage programming of these spaces for community events and gatherings.
- **Mixed Use Development.** Support the development of mixed use projects in appropriate locations. Such developments could be designed to mix uses vertically and/or horizontally, incorporating a variety of activities such as eating, recreation, entertainment and shopping. Integration and connectivity between uses, especially by pedestrians, should be emphasized. The County should work with prospective developers through incentives and regulatory flexibility to enable such projects to occur. Typical mixed use developments should generally not contain automobile-oriented, industrial or low density residential uses. Shared, decked and flexible parking standards are encouraged, along with a more urban design. Traditional parking lots should be located behind buildings or along the edges of development to support a thriving, dense and connected core of uses. Attractive social gathering spaces and places should be deliberately designed prominent features of these developments.
- **Connectivity.** Support the provision of pedestrian and bicycle connections in new and established communities. Look for ways to connect projects internally and to adjacent uses where appropriate.
- **Housing Variety.** Support a full range of housing types and densities, with higher densities and senior housing encouraged within mixed use centers.
- **Open Space & Conservation Easements.** Support requests from property owners to permanently preserve their land through the use of easements, considering the impacts on the future growth and development of the county. Explore incentives, tools and programs to encourage appropriate land preservation.
- **Voluntary Downzoning.** Support property owners who wish to downzone their property, especially where existing zoning is in conflict with the Plan. Consider use of incentives to encourage action.

Land Use Plan Map Categories

The Land Use Plan does not rezone property. Rather, the Plan provides guidance for future land use decisions. The Land Use Plan does not impact continuation of existing legal land uses or other uses permitted by existing zoning of individual properties.

RURAL RESIDENTIAL/AGRICULTURAL

Equivalent Zoning: A

Uses

In an Agricultural (A) District, the following uses are appropriate:

- Single family dwellings on a minimum of 5 acres fronting existing public roads.
- Single family dwellings on a minimum of 1 acre created through family divisions.
- Single family dwellings on less than 5 acres in instances where the parcel was created prior to the adoption of the 5 acre requirement.
- Farming and forestry, open space and conservation easements.

Utilities

In most instances, single family dwellings on individual parcels should use individual wells and individual on-site septic systems when public water and wastewater service is not available.

Future Development Potential

Since publicly financed infrastructure improvements including utilities, roads, schools, fire stations libraries, parks and other public services are not planned in this area during the life of this Comprehensive Plan, it is anticipated that development for this period will be limited to those uses discussed above. If, however, development proposals include private sector commitments and assurances for the provision of such infrastructure, it may be appropriate to consider those proposals in conjunction with an amendment to the Plan. These assurances and commitments could include private sector financing for major utility upgrades and expansion of the public system; major road improvements; and construction of schools, fire stations, parks and libraries. The Plan amendment would assess not only the specific development proposal, but also the potential influence of the proposal on future growth and development in the area.

RESIDENTIAL AGRICULTURAL**Density: Maximum of 0.5 dwellings per acre*****Equivalent Zoning: A; R-88 Updated; R-C Updated; New R-A Category*****Uses**

A combination of agricultural and residential uses is appropriate in this category.

In an Agricultural (A) District, the following uses are appropriate:

- Single family dwellings on a minimum of 5 acres fronting an existing public road.
- Single family dwellings on a minimum of 1 acre created through family divisions.
- Single family dwellings on less than 5 acres in instances where the parcel was created prior to the adoption of the 5 acre requirement.
- Farming and forestry, open space and conservation easements.

In Residential (R) Districts, the following uses are appropriate:

- Single family dwellings on large lots in developments that preserve the rural/forested character along arterial roads and in some instances along collector roads.
- Small-scale farming.
- Subdivisions with lots of 2.0 acres or larger.
- Subdivisions with lots smaller than 2.0 acres if usable open space is provided to maintain the overall density recommendations. Such open space should preserve rural vistas such as ponds, pastures and wooded areas, while providing passive recreational areas (i.e. walking and riding trails).
- Limited neighborhood and convenience business uses that support the residential uses within the development may be appropriate as part of an overall master plan for the community.

Utilities

New subdivision development should use the public water system and individual on-site septic systems.

Development Consideration Adjacent to Existing Neighborhoods

Densities and lot sizes of existing residentially zoned neighborhoods should be considered when sole access is through an existing neighborhood. New neighborhoods should be designed with higher quality standards, and mitigate potential impacts, so as to promote reinvestment and revitalization of the surrounding area. Opportunities for providing pedestrian and biking connections to existing neighborhoods should be encouraged where appropriate.

LOW DENSITY RESIDENTIAL**Density: Maximum of 1.0 dwelling per acre*****Equivalent Zoning: R-40; New R Categories*****Uses**

The following uses are appropriate:

- Single family dwellings on lots of approximately 1 acre.
- Single family dwellings on lots smaller than 1 acre if usable open space is provided to maintain the overall density recommendations within the Low Density Residential area; and primary access is directly to a major roadway and not through an existing residential development having larger lots than the proposed development.
- Limited neighborhood and convenience business uses that support the residential uses within the development may be appropriate as part of an overall master plan for the community.

Utilities

New subdivision development should use the public water system and either individual on-site septic systems or the public wastewater system.

Development Consideration Adjacent to Existing Neighborhoods

Densities and lot sizes of existing residentially zoned neighborhoods should be considered when sole access is through an existing neighborhood. New neighborhoods should be designed with higher quality standards, and mitigate potential impacts, so as to promote reinvestment and revitalization of the surrounding area. Opportunities for providing pedestrian and biking connections to existing neighborhoods should be encouraged where appropriate.

PHASED SUBURBAN RESIDENTIAL**Density: Maximum of 2.0 dwellings per acre*****Equivalent Zoning: R-25; R-15; R-12; New R Categories*****Uses**

The following uses are appropriate until such time as public utilities and other public facilities are available, as described herein:

- Single family dwellings on a minimum of 5 acres fronting an existing public road.
- Single family dwellings on a minimum of 1 acre created through family divisions.
- Single family dwellings on less than 5 acres in instances where the parcel was created prior to the adoption of the 5 acre requirement.

PHASED SUBURBAN RESIDENTIAL (CONTINUED)**Density: Maximum of 2.0 dwellings per acre*****Equivalent Zoning: R-25; R-15; R-12; New R Categories*****Future Development Potential**

To discourage leapfrog development, subdivision development is dependent upon the orderly and incremental extension of the public gravity wastewater lines in accordance with the latest *Chesterfield County Water and Sewer Procedures and Specifications Manual*, and provisions for road improvements and other public facilities to accommodate demands resulting from development. Off-site extension of the public gravity wastewater trunk lines should not exceed a distance of 3,000 feet from the nearest existing gravity line as measured along the most reasonable route, as determined by the Department of Utilities. In addition, residential zoning should be phased, generally from east to west, from existing gravity wastewater trunk lines, such that zoning does not occur beyond 3,000 feet from the location of existing lines at the time of zoning application.

When trunk wastewater lines are within 3,000 feet, the following uses would be appropriate:

- Single family dwellings on lots ranging between 12,000 and 25,000 square feet.
- Dwellings on smaller lots or condominiums under the following circumstances:
 - Development design and quality enhances the surrounding residential area.
 - Water quality protection is provided for the Swift Creek Reservoir.
 - Primary access is directly to a major roadway and not through an existing residential development having an average lot size larger than that of the proposed development.
 - Compensating usable open space maintains the overall density recommendations.
 - Quality design standards which could include the provision of sidewalks, street trees, site and individual lot landscaping, quality and variety of architectural design, garage orientation and hardscaped driveways.
- Limited neighborhood and convenience business uses that support the residential uses within the development may be appropriate as part of an overall master plan for the community.

Utilities

New subdivision or condominium development should use the public water and wastewater systems.

Development Consideration Adjacent to Existing Neighborhoods

Densities and lot sizes of existing residentially zoned neighborhoods should be considered when sole access is through an existing neighborhood. New neighborhoods should be designed with higher quality residential standards, and mitigate potential impacts, so as to promote reinvestment and revitalization of the surrounding area. Opportunities for providing pedestrian and biking connections to existing neighborhoods should be encouraged where appropriate.

SUBURBAN RESIDENTIAL I

Density: Maximum of 2.0 dwellings per acre

Equivalent Zoning: R-25; R-15; R-12; New R Categories

Uses

The following uses are appropriate:

- Single family dwellings on lots ranging between 12,000 and 25,000 square feet.
- Dwellings on smaller lots or condominiums under the following circumstances:
 - Development design and quality enhances the surrounding residential area.
 - Water quality protection is provided for the Swift Creek Reservoir.
 - Primary access is directly to a major roadway and not through an existing residential development having an average lot size larger than that proposed by the development.
 - Compensating usable open space maintains the overall density recommendations.
 - Quality design standards which could include the provision of sidewalks, street trees, site and individual lot landscaping, quality and variety of architectural design, garage orientation and hardscaped driveways.
- Limited neighborhood and convenience business uses that support the residential uses within the development may be appropriate as part of an overall master plan for the community.

Utilities

New subdivision or condominium development should use the public water and wastewater systems.

Development Consideration Adjacent to Existing Neighborhoods

Densities and lot sizes of existing residentially zoned neighborhoods should be considered when sole access is through an existing neighborhood. New neighborhoods should be designed with higher quality standards, and mitigate potential impacts, so as to promote reinvestment and revitalization of the surrounding area. Opportunities for providing pedestrian and biking connections to existing neighborhoods should be encouraged where appropriate.

SUBURBAN RESIDENTIAL II

Density: 2.0 to 4.0 dwellings per acre

Equivalent Zoning: R-25; R-15; R-12; New R Categories

Uses

The following uses are appropriate:

- Single family dwellings on lots ranging between 12,000 and 25,000 square feet.
- Dwellings on smaller lots or condominiums under the following circumstances:
 - Development design and quality enhances the surrounding residential area.
 - Primary access is directly to a major roadway and not through an existing residential development having an average lot size larger than that proposed by the development.
 - Compensating usable open space maintains the overall density recommendations.
 - Quality development standards which could include the provision of sidewalks, street trees, site and individual lot landscaping, quality and variety of architectural design, garage orientation and hardscaped driveways.
- Limited neighborhood and convenience business uses that support the residential uses within the development may be appropriate as part of an overall master plan for the community.

Utilities

New subdivision or condominium development should use the public water and wastewater systems.

Development Consideration Adjacent to Existing Neighborhoods

Densities and lot sizes of existing residentially zoned neighborhoods should be considered when sole access is through an existing neighborhood. New neighborhoods should be designed with higher quality standards, and mitigate potential impacts, so as to promote reinvestment and revitalization of the surrounding area. Opportunities for providing pedestrian and biking connections to existing neighborhoods should be encouraged where appropriate.

MEDIUM-HIGH DENSITY RESIDENTIAL**Density: Minimum 4.0 to 8.0 dwellings per acre*****Equivalent Zoning: R-7 Updated; R-9 Updated; R-TH Updated; R-MF Updated; New R Categories*****Uses**

The following uses are appropriate:

- Various residential types including, but not limited to, single family, two-family, zero lot line, townhouse, condominium and multifamily dwellings.
- Limited neighborhood and convenience business uses that support the residential uses within the development may be appropriate as part of an overall master plan for the community.

Design

These developments should be integrated with surrounding similar residential projects and commercial centers through site design and provision of road and sidewalk connectivity. Developments should incorporate usable open space. Design standards could include the provision of sidewalks, street trees, site and individual lot landscaping, quality and variety of architectural design, garage orientation and hardscaped driveways.

In addition to the above design standards, incorporation of Traditional Residential Neighborhood design standards is encouraged. Design standards could include a grid of frequently interconnected internal roads and alleys, sidewalks and public places; dwellings with shallow setbacks adjacent to sidewalks along internal roads having on-street parking; pedestrian-scale streetscape and streetlight design; and other similar features.

Utilities

New subdivision, condominium or multifamily development should use the public water and wastewater systems.

HIGH DENSITY RESIDENTIAL

DENSITY: Minimum 8.0 to 12.0 dwellings per acre

Equivalent Zoning: R-TH Updated; R-MF Updated; New R Categories

Uses

The following uses are appropriate:

- Various residential types including, but not limited to, townhouse, condominium and multifamily dwellings.
- Limited neighborhood and convenience business uses that support the residential uses within the development may be appropriate as part of an overall master plan for the community.

Design

These developments should be integrated with surrounding similar developments and commercial centers through site design and provision of road and sidewalk connectivity. Developments should incorporate usable open space. Standards could include the provision of sidewalks, street trees, site and individual lot landscaping, quality and variety of architectural design, garage orientation and hardscaped driveways.

Utilities

New subdivision, condominium or multifamily development should use the public water and wastewater systems.

RESIDENTIAL MIXED USE**DENSITY: Minimum 12.0 dwellings per acre, plus integrated commercial*****Equivalent Zoning: New R-MF Mixed Use Category*****Uses**

The following uses are appropriate:

- Integrated mixture of higher density residential and concentrated commercial uses located on tracts having sufficient size to accommodate such mixtures. The majority of uses within these developments should be residential. Non-residential uses should be developed in conjunction with higher density residential uses. The residential component of each project should be developed at, or exceeding, the maximum densities suggested for High Density Residential Areas.
- Commercial uses should primarily be smaller-scale and serve neighborhood-wide trade areas (Neighborhood Business C-2). Limited commercial uses that serve community-wide trade areas (Community Business C-3) may be appropriate under circumstances that minimize impacts of vehicular traffic on the desired development pattern, provided these should not include automobile-oriented uses such as automobile and automobile parts sales, automobile repair, car washes, and gasoline sales.

Design

Uses should be incorporated into multi-story buildings with a minimum of two (2) stories and a general maximum of four (4) stories, with residential uses on the upper floor(s) of a building and non-residential uses on the ground floor (vertical integration). For horizontal integration, non-residential uses should front major roadways with residential uses located behind them, both uses fronting an internal 'main street' and creating a sense of place. Should non-residential uses be developed without residential uses, such non-residential uses should adhere to the development standards that apply to the preferred pattern of integrated residential and non-residential uses.

Flexibility in typical zoning standards should be used to encourage innovative and creative design and high-quality development. Urban or Traditional Neighborhood design standards should be employed to ensure integration of uses. These designs could incorporate a grid of frequently interconnected roads and alleys, sidewalks and public places having a pedestrian scale with close attention to walking distances between uses; buildings with shallow setbacks and main entrances adjacent to sidewalks along roads having on-street parking; and pedestrian-scale streetscape and streetlight design, signs and other similar features.

Utilities

New development should use the public water and wastewater systems.

NEIGHBORHOOD OFFICE (Not all potential sites identified on Land Use Plan Map)***Equivalent Zoning: O-1; O-2 Limited*****Uses**

The following uses are appropriate:

- Professional and administrative offices or similar uses. Typical uses could include doctor, lawyer, accountant and real estate offices.

Development within Residential Areas

When located within a residential area, such uses should be those that offer professional services primarily to customers from immediate neighborhoods. In this instance, special consideration should be given to ensure compatibility with, and minimize impacts on, existing or future residential development. This should include limiting the size of sites, individual offices and buildings; and employing residential architectural features. (Equivalent zoning category O-1)

Development Adjacent to, but not within, Residential Areas

When located on sites of limited acreage and depth; fronting an arterial road; and adjacent to, but not within, a residential area, design should provide compatibility with, and minimize the impact on, adjacent residential development. (Equivalent zoning category O-2 Limited)

Sites Not Identified on the Land Use Plan Map

In addition to the sites shown on the Land Use Plan Map, other locations may be appropriate if located at intersecting collector and/or arterial roads; and are either located within planned subdivision developments or areas shown on the Land Use Plan Map for Rural Residential/Agricultural or Residential Agricultural. In these instances, special consideration should be given to ensure compatibility with, and minimize impacts on, existing or future residential development. This could include minimizing the size of sites and individual buildings; and employing residential architectural features. (Equivalent zoning category O-1)

Utilities

New development should use the public water and wastewater systems.

CORPORATE OFFICE

Equivalent Zoning: O-2

Uses

The following uses are appropriate:

- Professional and administrative offices or similar uses. Typical uses could include corporate headquarters, lawyer, accountant and real estate offices; medical laboratories; and colleges. The size of individual offices is typically larger than that found in a Neighborhood Office area.
- Under certain circumstances, within larger tracts developed for office uses, integrated supporting retail and service uses.

Utilities

New development should use the public water and wastewater systems.

CONVENIENCE BUSINESS (Not all potential sites identified on Land Use Plan Map)

Equivalent Zoning: C-1

Uses

The following uses are appropriate:

- Small-scale limited retail and personal services located near residential neighborhoods; in areas shown on the Land Use Plan for Rural Residential/Agricultural and Residential Agricultural; or within new subdivisions. Uses should be limited to those that attract customers residing in proximity to the area. Typical uses could include convenience stores, drug stores, restaurants or other uses that primarily serve residents' daily needs.

Design

Special consideration should be given to ensure compatibility with, and minimize impacts on, existing or future residential development. This could include minimizing the size of sites and individual buildings, and employing residential architectural features.

Sites Not Identified on the Land Use Plan Map

In addition to the sites shown on the Land Use Plan Map, other locations may be appropriate if located at intersecting collector and/or arterial roads and are either located within new subdivisions or areas shown on the Land Use Plan Map for Rural Residential/Agricultural and Residential Agricultural.

Utilities

New development should use the public water and wastewater systems where available.

NEIGHBORHOOD BUSINESS

Equivalent Zoning: C-2

Uses

The following uses are appropriate:

- Commercial uses that serve neighborhood-wide trade areas. Such uses generally attract customers residing in neighborhoods within a small geographical area. The size of individual stores is typically larger than that found in a Convenience Business area; and uses are located completely within an enclosed building. Typical uses could include grocery stores, clothing stores, medical clinics, hardware stores, restaurants or other uses that primarily serve weekly or bi-weekly household needs.

Utilities

New development should use the public water and wastewater systems.

COMMUNITY BUSINESS

Equivalent Zoning: C-3

Uses

The following uses are appropriate:

- Commercial uses that serve community-wide trade areas. Such uses generally attract customers living or working within an approximate radius of 10 miles. Typical uses could include large grocery stores, department stores, home centers, limited repair services or other uses that provide goods and services that are purchased on a less frequent basis than those uses in Convenience or Neighborhood Business areas. Limited outside storage and display may occur as accessory to the primary uses.

Utilities

New development should use the public water and wastewater systems.

COMMUNITY MIXED USE*Equivalent Zoning: New C-3 Mixed Use Category; TND Updated***Uses**

The following uses are appropriate:

- Integrated mixture of concentrated commercial and higher density residential uses with public spaces, located on tracts having sufficient size to accommodate such mixtures. The majority of uses within these developments should be commercial and office. Residential uses should be developed in conjunction with the non-residential uses. The residential component of each project should be developed at, or exceeding, the maximum densities suggested for the High Density Residential areas. These mixed use areas are generally located at the intersection of arterial roads.
- Commercial uses are those that serve community-wide trade areas. Such uses generally attract customers living or working within an approximate radius of 10 miles. Typical uses could include large grocery stores, department stores, home centers, limited repair services or other uses that provide goods and services that are purchased on a less frequent basis than those uses in Convenience or Neighborhood Business areas. Limited outside storage and display may occur as accessory to the primary uses.
- Higher density residential uses should be located within these mixed use areas, but should not be the predominate use. These uses could be incorporated vertically (on the upper floors of a building occupied by non-residential uses on lower floors) or horizontally (within separate buildings from the non-residential uses).

Design

In some instances, Urban or Traditional Neighborhood design standards should be employed to ensure integration of uses, and should achieve high intensity and density development. Flexibility in typical zoning standards should be used to encourage innovative and creative design and high-quality development. These standards could incorporate a grid of frequently interconnected roads and alleys, sidewalks and public places having a pedestrian scale with close attention to walking distances between uses; buildings with shallow setbacks adjacent to sidewalks along roads having on- street parking; and pedestrian-scale streetscape and streetlight design, signs and other similar features.

Utilities

New development should use the public water and wastewater systems.

GENERAL BUSINESS***Equivalent Zoning: C-5; I-1*****Uses**

The following uses are appropriate:

- Intense commercial uses which normally have outside display and storage areas. Typical commercial uses could include motor vehicle related uses, contractor shops and storage yards, manufactured home sales repair services or other uses that serve customers' specialized needs.
- Light industrial/research and development uses. Typical uses could include various types of laboratories; offices; warehousing; and optical goods, cosmetic, jewelry, musical instruments and artist materials manufacturing.

Design

Developments and uses in this category should have adequate screening and buffering to minimize impacts on surrounding properties. Such measures could include increased setbacks, landscaping, and fencing.

Utilities

New development should use the public water and wastewater systems.

REGIONAL MIXED USE***Equivalent Zoning: C-4 Updated*****Uses**

The following uses are appropriate:

- Integrated mixture of highly concentrated corporate office, commercial, light industrial/research and development, and higher density residential uses with public spaces, located on large tracts of land generally at the interchange of arterials and limited access roads. While the uses permitted are generally similar to those recommended within Community Mixed Use areas, Regional Mixed Use areas are generally larger, more densely and intensely developed with structured parking and often occupied by uses having a regional customer draw. The majority of uses within these developments should be commercial, office, research and development, and light industrial uses. Residential uses should be developed in conjunction with the non-residential uses. The residential component of each project should be developed at, or exceeding, the maximum densities suggested for the High Density Residential areas.

REGIONAL MIXED USE (CONTINUED)***Equivalent Zoning: C-4 Updated***

- Commercial uses which generally attract customers living or working within an approximate radius of 20 miles or more. Typical uses could include those found in Community Business areas such as grocery stores, department stores, home centers, limited repair services or other uses that provide goods and services that are purchased on a less frequent basis than those provided in other commercial areas. Uses tend to be of a much larger scale than those in other commercial areas. Limited outside storage and display may occur as accessory to the primary uses.
- Corporate Office/Research and Development/Light Industrial uses which provide for major regional employment opportunities.
- Higher density residential uses should be located within these mixed use areas, but not be the predominate use. These uses could be incorporated vertically (on the upper floors of a building occupied by non-residential uses on lower floors) or horizontally (within separate buildings from the non-residential uses).

Design

In some instances, Urban or Traditional Neighborhood design standards should be employed to ensure integration of uses, and should achieve high intensity and density development. Flexibility in typical zoning standards should be used to encourage innovative and creative design and high-quality development. These standards could incorporate a grid of frequently interconnected roads and alleys, sidewalks and public places having a pedestrian scale with close attention to walking distances between uses; buildings with shallow setbacks adjacent to sidewalks along roads having on- street parking; and pedestrian-scale streetscape and streetlight design, signs and other similar features.

Utilities

New development should use the public water and wastewater systems.

CORPORATE OFFICE/RESEARCH & DEVELOPMENT/LIGHT INDUSTRIAL

Equivalent Zoning: O-2; I-1; I-2 Limited

Uses

The following uses are appropriate:

- Corporate office, research, laboratories, and light manufacturing and assembly uses that are generally dependent upon raw materials first processed elsewhere. The uses are located completely within an enclosed building. Typical uses could include corporate headquarter offices and various types of laboratories; warehousing; and optical goods, cosmetic, jewelry, musical instruments and artist materials manufacturing. (Equivalent zoning categories O-2 and I-1).
- Moderate industrial uses when designed, located and/or oriented to ensure compatibility with less intense uses; and are of a nature that has a similar impact as light manufacturing/research and development uses. Typical uses could include furniture, noodle, dairy and sign manufacturing. (Equivalent zoning category I-2).
- Heavy industrial uses when designed, located and/or oriented to ensure compatibility with nearby less intense uses, on tracts having sufficient size to mitigate potential impacts (such as noise and traffic) on surrounding property, and having adequate access to major arterial and limited access roads.
- Under certain circumstances, within larger tracts developed for industrial uses, integrated supporting retail and service uses.

Utilities

New development should use the public water and wastewater systems.

INDUSTRIAL

Equivalent Zoning: I-2; I-3

Uses

The following uses are appropriate:

- Moderate to intense manufacturing uses that are generally dependent upon the processing of raw materials, and uses normally have associated outside storage areas. Typical uses could include paint, tobacco products, paper, rubber, plastic and cement manufacturing; truck terminals; and boat repair.
- Under certain circumstances, and in proximity to limited access interchanges, tractor trailer service stations.
- Under certain circumstances, within larger tracts developed for industrial uses, integrated supporting retail and service uses.

Utilities

New development should use the public water and wastewater systems.

INSTITUTIONAL

Equivalent Zoning: Various categories

As of the date of the Land Use Plan Map, areas of state-owned property and facilities used for the purposes of higher education or incarceration/detention.

CONSERVATION/RECREATION

Equivalent Zoning: All zoning districts

As of the date of the Land Use Plan Map, federal, state and county parklands, and privately owned land held in voluntary public or private trust for the purpose of preserving or promoting its natural function, character or historic significance.

Land Use Plan Map Notes

AREA NOTES

Chesterfield County Airport Operational and Runway Approach Areas **(MAP LINK)**

To optimize economic development opportunities associated with the Chesterfield County Airport and to protect the airport from the encroachment of incompatible land uses such as those that are sensitive to noise and other impacts from airport operations, the Land Use Plan Map recommendations discourage new residential development in these areas.

Where existing development patterns provide minimal opportunity for alternative land uses, a limited amount of new residential development is suggested, as identified on the Land Use Plan Map. Zoning for new residential development should be limited to the areas suggested for such uses by the Land Use Plan Map. For any new residential development, the following should be considered:

- New dwellings and additions to existing dwellings should incorporate building methods such as sound proofing to mitigate noise impacts.
- Mechanisms should be established to notify future homeowners of the location and possible effects of the airport on residential lifestyles prior to home purchase. These mechanisms could include subdivision plat notes and sales material, and should include deed or restrictive covenants.

Airport Operational Areas

Within the Airport Operational Areas shown on the Land Use Plan Map, the following uses should be discouraged:

- Residential
- Residential services such as nursing homes and assisted living facilities.

Runway Approach Areas

Within the Runway Approach Area shown on the Land Use Plan Map, the following uses should be discouraged:

- Residential
- Residential service uses such as nursing homes and assisted living facilities
- Places of assembly, such as nursery schools, child or adult day care centers, kindergartens and hospitals.

Specific Master Planned/Land Aggregation Areas

Land uses should be achieved through aggregation and/or master planning to enhance the economic potential of the area; conform to land use regulation; achieve land use compatibility or transition; or provide adequate transportation improvements.

Ettrick Gateway Business Area (MAP LINK)

Commercial uses should serve customers from surrounding neighborhoods (such as small scale retail, office and personal services establishments) as well as uses that serve customers commuting by rail (such as hotels, motels, restaurants and motor vehicle rental). With the exception of motor vehicle rental and gasoline sales, typical automobile-oriented uses and outside storage should be discouraged.

Flexibility in zoning standards should encourage innovative and creative design and high quality development. Automobile-oriented site designs may be appropriate when screened from view along Granger Street, Bessie Lane, and East River Road, east of Bessie Lane by multi-story buildings.

Buildings along Granger Street, Bessie Lane, and East River Road east of Bessie Lane should:

- Be adjacent to, and front, Granger Street, Bessie Lane, and East River Road east of Bessie Lane;
- Have shallow setbacks and main entrances to buildings accessed from sidewalks along Granger Street, Bessie Lane, and East River Road east of Bessie Lane;
- Locate off-street parking behind buildings fronting Granger Street, Bessie Lane and East River Road east of Bessie Lane, and screen the view of parking from Granger Street, Bessie Lane, and East River Road east of Bessie Lane and;
- Provide vehicular access to parking via side roads.

Design

Individual uses, with the exception of hotel, motel, office or grocery store, should not exceed 10,000 square feet of gross floor area. Offices and grocery stores should not exceed 40,000 square feet of gross floor area. Buildings should have a minimum of two (2) stories. Site design should discourage drives between buildings and Granger Street, Bessie Lane, and East River Road east of Bessie Lane. Shared and multi-level parking facilities should be encouraged.

Historic Courthouse Design Area (MAP LINK)

To ensure visual compatibility and appropriately reflect the historic significance of the Courthouse area, future non-residential development should incorporate similar Federalist and Colonial architectural design features as other non-residential developments in the area. Examples of these include Magnolia Grange, Castlewood, Chesterfield Meadows Shopping Center and Courthouse Commons.

Bon Air Land Use Plan Map Notes (MAP LINK)**General Notes**

New development in this area should be designed and modeled on the scale of a traditional village center or small community downtown.

Commercial and office buildings should not exceed 12,000 square feet of gross floor area per story. Grocery stores should not exceed 20,000 square feet of gross floor area per story. Buildings should have a maximum of two (2) stories or 30 feet.

Site designs at the intersection of Forest Hill Avenue and Buford Road should include public gathering spaces, such as plazas and/or other community features and focal points.

Typical automobile-oriented uses such as automobile and automobile parts sales, automobile repair, car washes, and gasoline sales should be discouraged. Automobile oriented site designs (such as drive-through windows and parking between buildings and roads) should be discouraged. Shared commercial vehicular access should be encouraged.

Office development should be of a residential design compatible with surrounding neighborhoods.

Flexibility in zoning standards should be supported to allow for innovative and creative design and high quality development.

Neighborhood Office

Conversion of existing residential structures for office use should be encouraged with modified development standards for parking, setbacks, lighting and paving requirements for these uses, as appropriate, to facilitate transition to, and compatibility with, adjacent neighborhoods.

SITE SPECIFIC NOTES

Note 1: Route 60/Huguenot Springs Road (MAP LINK)

To preserve historic character and maintain a sense of place at the northwestern quadrant of Midlothian Turnpike and Huguenot Springs Road, development should be sensitive to the historic structures of Bethel Baptist Church and Hallsborough Tavern. Development is encouraged to incorporate the design features of these historic properties, including building scale, architectural design and materials.

Note 2: Powhite Parkway Extended Interchanges and Route 288/Qualla Road Interchange (MAP LINK)

The areas around the interchanges of Powhite Parkway with Genito Road; Powhite Parkway with a new road in the vicinity of Duval Road; and Route 288 and Qualla Road should be reserved and developed for Regional Mixed Uses. The exact boundaries of such uses should be determined through more detailed site analysis to include available land area, vehicular access and impact on surrounding land uses, and to determine which quadrants are best suited for such development. Development of such uses should occur in conjunction with the construction of Powhite Parkway Extended or the interchange of Route 288 and Qualla Road and the availability of the public utility systems.

Note 3: Chippenham Parkway/Route 10 and Jessup Road/Route 10 (MAP LINK)

At the northeast and southeast quadrants of Chippenham Parkway and Route 10 and at the northwest and southwest quadrants of Jessup Road and Route 10, land uses other than those shown on the Land Use Plan Map may be appropriate if adequate land is assembled to minimize the impact on surrounding land uses; if high quality, upscale and innovative architecture and site design is employed to provide a positive first impression on visitors and potential investors; if adequate land is assembled to provide direct vehicular access to Route 10 without using internal residential streets; and if mitigating road improvements are provided. Such alternative land uses could include Community Mixed Uses or Regional Mixed Uses.

Note 4: Route 288/Route 360 (MAP LINK)

Density and intensity of development of the property at the northwest quadrant of Route 288 and Hull Street Road is dependent upon adequate access and mitigating road improvements. Due to the anticipated physical and economic constraints restricting the ability to provide such mitigating road improvements, Regional Mixed Use as shown on the Land Use Plan Map may not be achievable. Under these circumstances, development of less intensive land uses would be appropriate.

Note 5: East-West Freeway Interchanges (MAP LINK)

Regional Mixed Use would be appropriate around these interchanges. Development should be phased in conjunction with construction of the East-West Freeway, the availability of public utility systems and provision of other public facilities to support the proposed uses.

Note 6: Huguenot Road and Bannon Road Block (MAP LINK)

In this area bounded by Huguenot Road, Buford Road, Bannon Road and Bon Oaks Lane, land uses other than those shown on the Land Use Plan Map may be appropriate if: the entire block is aggregated and rezoned under a unified plan of development; impacts on surrounding neighborhoods are minimized; and high quality, upscale and innovative architecture and site design is employed to provide a positive gateway into Bon Air and Chesterfield County. Redevelopment in this area should be of a design that encourages pedestrian accessibility, streetscaping amenities such as street lights and trees, and buildings that employ similar architectural treatments on all facades.

Note 7: Huguenot Road between Forest Hill and McRae (MAP LINK)

In this area bounded by Huguenot Road, Forest Hill Avenue and McRae Road, in addition to the general notes, consideration may be given to neighborhood retail and service uses.

Note 8: Forest Hill and Buford Road (MAP LINK)

In the areas generally located 1) between Forest Hill Avenue, Bannon Road, Buford Road and Tinsley Drive and 2) between Forest Hill Avenue, Buford Road and McRae Road, land uses other than those shown on the Land Use Plan Map, such as Residential Mixed Use, may be appropriate if: aggregated and rezoned under a unified plan of development; impacts on surrounding neighborhoods are minimized; and high quality, upscale and innovative architecture and site design is employed. Development in this area should be of a design that encourages pedestrian accessibility, and streetscaping amenities.

Note 9: I-95 and Woods Edge Road Area (MAP LINK)

In the area generally located at the northeast quadrant of Interstate 95 and Ruffin Mill Road, Regional Mixed Use may be appropriate if traffic impacts can be addressed appropriately and the proposal is a high quality, innovative example of integrated higher density at a key gateway.

Note 10: Route 60 and Dry Bridge Road Area (MAP LINK)

In the area generally located east of Dry Bridge Road, south of Route 60, west of Route 288 and north of the railroad, High Density Residential uses may be appropriate when part of a larger employment center development.

Note 11: Route 360 and Otterdale Road Area (MAP LINK)

In the area north of Route 360, west of Otterdale Road and south/east of Magnolia Green, Community Mixed Use may be appropriate when designed as a 'village center' at the intersection of Route 360 and Otterdale Road.

Note 12: Route 10 and Lewis Road Area (MAP LINK)

In the area south of Route 10, east of Lewis Road, north of Carver Heights Drive and generally west of Edenshire Road, Community Business uses may be appropriate when fronting Route 10 and to a limited depth.

Note 13: Western 360/Baldwin Creek Road Area (MAP LINK)

In the area south of Route 360, west of Baldwin Creek Road and east of Doss Road, commercial uses should be designed to be small-scale and residential in character.

Note 14: Duval/Powwhite Extension Future Interchange Area (MAP LINK)

In the area north of Duval Road and near its future interchange with Powwhite Parkway extended (generally west of Otterdale Road, south of Genito Road and east of Moseley Road), Regional Mixed Use may be appropriate when rezoned as part of a unified plan of development and aggregated.

Waterfront Opportunity Sites (Not All Potential Sites Identified on the Land Use Plan Map)

These areas are opportunity sites for alternative land uses to those recommended by the Land Use Plan Map that would capitalize upon their proximity to water and associated water amenities. Integrated mixed use developments to include various types of residential and commercial should be encouraged. Appropriate uses include those recommended for Community Mixed Use areas. These sites should be designed to encourage year-round use; to capitalize on views and other opportunities offered by their proximity to the water; and in accordance with the guidelines suggested for Community Mixed Use areas.

Some potential Waterfront Opportunity Sites are shown on the Land Use Plan Map. In addition to the sites shown on the Land Use Plan Map, other locations may be appropriate and should be given favorable consideration on a case-by-case basis when a unique development proposal meeting the criteria is presented.

Sites should be developed in compliance with environmental regulations such as the Chesapeake Bay Act to ensure protection of the water resource while also providing public access and enjoyment.

HOLD FOR LAND USE PLAN MAP WITH THOROUGHFARE PLAN

HOLD FOR LAND USE PLAN MAP